

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, December 10, 2009 at 12:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Appeals

- V-09-169** Appeal of **Harry Lem** of a decision of an administrative officer of the Office of Code Compliance for rescinding a zoning correction notice. The property is located at **1000 Chattahoochee Avenue, N.W.**, fronting 1,372 feet on the west side of Chattahoochee Avenue and beginning approximately 1,146.3 feet east of the southeast intersection of Chattahoochee Avenue and Ellsworth Industrial Boulevard. Zoned I-1 (Industrial) /BeltLine Overlay District. Land Lot 187 of the 17th District, Fulton County, Georgia.
Owner: CSX Transportation, Inc.
Council District 9, NPU-D
- V-09-174** Appeal of **Richard Cohen and Robert McGinnis** of a decision of an administrative officer of the Bureau of Buildings for the issuance of a building permit. The property is located at **331 Ninth Street, N.E.**, fronting 50 feet on the south side of Ninth Street and beginning approximately 360 feet east of the southeast intersection of Ninth Street and Argonne Avenue. Zoned R-5 (Residential) District. Land Lot 54 of the 17th District, Fulton County, Georgia.
Owner: Thomas Stamps
Council District 1, NPU-E

New Cases

- V-09-177** Application of **Dennis Matthews** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a public street. Property is located at **4210 Whitestone Place, N.W.**, fronting 129 feet on the west side of Whitestone Place and beginning at the northwest intersection of Whitestone Place and Mount Paran Road. Zoned R-2 (Residential) District. Land Lot 178 of the 17th District, Fulton County, Georgia.
Owner: Mark Rafuse
Council District 5, NPU-A
- V-09-178** Application of **James Wehner** for a variance to reduce the front yard setback from 35 ft. (required) to 30 ft. to allow for construction and repairs to an existing single family house. Property is located at **90 Park Avenue, S.E.**, fronting 50 feet on the south side of Park Avenue and beginning 164.4 feet west of the southwest intersection of Park Avenue and Hardwick Street. Zoned R-4 (Residential) District. Land Lot 57 of the 17th District, Fulton 4County, Georgia.
Owner: Charis Community Housing
Council District 1, NPU-Y
- V-09-179** Application of **Jim Fredrickson** for a variance to allow for the height of a business identification wall sign to exceed the allowed 30 feet to 50 feet on the building wall Property is located at **855 Peachtree Street, N.E.**, fronting 401 feet on the east side of Peachtree Street and beginning at the northeast intersection of

Peachtree Street and Sixth Street. Zoned SPI-16/SA-1 District. Land Lot 49 of the 14th District, Fulton County, Georgia.

Owner: 855 Peachtree Phase I, LLC.

Council District 2, NPU-E

V-09-180

Application of **Kelly Kozel** for a special exception to allow for a one story addition with installation of a dormer for expansion of an existing second story to an existing legal non-conforming detached two family dwelling. Property is located at **609 Brownwood Avenue, S.E.**, fronting 60 feet on the west side of Brownwood Avenue and beginning 60 feet south of the southwest intersection of Brownwood Avenue and Emerson Street. Zoned R-4 (Residential) District. Land Lot 176 of the 15th District, DeKalb County, Georgia.

Owner: Kelly Kozel

Council District 5, NPU-W

V-09-181

Application of **Brad Heppner** for a variance to reduce the rear yard setback from 20 ft (required) to 7 ft to allow for a porch addition to an existing single family dwelling. Property is located at **4430 Davidson Avenue, S.E.** fronting 200 feet on the north side of Davidson Avenue and beginning at the northwest intersection of Davidson Avenue and Lakehaven Drive. Zoned R-3 (Residential) District. Land Lot 12 of the 17th District, Fulton County, Georgia.

Owner: Steve Alex and Daphne Davis

Council District 7, NPU-B

V-09-182

Application of **Eric Kronberg** for a variance to reduce the transitional rear yard buffer from 20 ft. (required) to zero. The applicant also seeks a special exception to reduce the on site parking requirement from 105 spaces (required) to 15 spaces to allow for the conversion of an existing church into an office and theatre.

Property is located at **380 Fourteenth Street, N.W.**, fronting 186.6 feet on the south side of Fourteenth Street and beginning at the southeast intersection of Fourteenth Street and Mecaslin Street. Zoned C-2 (Commercial) District. Land Lot 149 of the 17th District, Fulton County, Georgia.

Owner: 380 Fourteenth Street, LLC.

Council District 2, NPU-E

V-09-184

Application of **David Ogram** for a variance to reduce the front yard setback from 35 ft (required) to 25 ft to allow for an addition to an existing single family dwelling. Property is located at **715 Ellsworth Drive, N.E.**, fronting 106 feet on the north side of Ellsworth Drive and beginning at the northwest intersection of Ellsworth Drive and Springlake Drive. Zoned R-4 (Residential) District. Land Lot 153 of the 17th District, Fulton County, Georgia.

Owner: Andrew and Rebecca Ribaud

Council District 2, NPU-C

V-09-185

Application of **David Ogram** for a variance to reduce the front yard setback from 50 ft (required) to 38 ft and to allow the driveway to exceed 20 feet in width to 27 feet in a portion of the front yard setback to allow for the construction of a two story single family dwelling. Property is located at **821 Camden Park Court, N.E.**, fronting 113 feet on the south side of Camden Park Court and beginning 304.7 feet west of the southwest intersection of Camden Park Court and Peachtree Dunwoody Road. Zoned R-3 (Residential) District. Land Lot 43 of the 17th District, Fulton County, Georgia.

Owner: Christopher Bazuaye
Council District 7, NPU-B

- V-09-186** Application of **Matt Junger** for a variance to reduce the rear yard setback from 15 ft (required) to 5 ft to allow for the construction of a detached garage. Property is located at **311 Beverly Road, N.E.**, fronting 60 feet on the south side of Beverly Road and beginning 112.5 feet west of the south intersection of Beverly Road and Polo Drive. Zoned R-4 (Residential) District. Land Lot 56 of the 17th District, Fulton County, Georgia.
Owner: Benjamin Herndon
Council District 6, NPU-E

Deferred Cases

- V-09-99** Application of **Marlin McAfee** for a special exception from zoning regulations to erect a privacy wall in the required rear yard setback at a height of 7 feet 6 inches where the maximum height is 6 feet. Property is located at **943 Katherwood Drive, S.W.**, fronting 50 feet on the north side of Katherwood Drive and beginning approximately 250 feet west of the northwest intersection of Katherwood Drive and Sylvan Road. Zoned R-4 (Residential) District. Land Lot 121 of the 14th District, Fulton County, Georgia.
Owner: Monica Lewis
Council District 12, NPU-X